

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #01020

DATE: November 28, 2001

PROPOSAL: To waive the lot width to depth ratio as required by the Land Subdivision Ordinance Section 26.21.140(a) on two lots in a proposed administrative final plat.

LAND AREA: 0.44 acres, more or less.

CONCLUSION: The 3 to 1 lot depth to width ratio requirement is difficult to meet due to the adjacent drainage channel and the distance between Irving Street and the south limits of the subdivision. The lot depth is ten feet too deep to meet the 3:1 ratio requirement.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlots A and B, Cyrilla Court 2nd Addition located in Section 11 T10N R6E.

LOCATION: North 1st and Irving Streets

APPLICANT: Nebraska Housing Authority
1230 "O" Street, Suite 291
Lincoln, NE 68508
(402)434-3904

OWNER: Same

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402)434-2424

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped outlot for future development and drainage

SURROUNDING LAND USE AND ZONING:

North:	Single family housing and undeveloped	R-3, Residential
South:	Single and multi-family housing	R-3,
East:	Single family housing and highway	R-3
West:	Single and multi-family housing	R-3

HISTORY: The area was zoned A-2, Single Family Dwelling District until the zoning was updated to R-3, Residential during the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows this area as Residential.

UTILITIES: Utilities are available to this area.

TRAFFIC ANALYSIS: North 1st Street is classified as an urban collector to minor arterial in the Functional Street and Road Classification in the Comprehensive Plan.

Irving Street is considered a local street in the Functional Street and Road Classification in the Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is Fire Station #10 located at 1440 Adams Street.

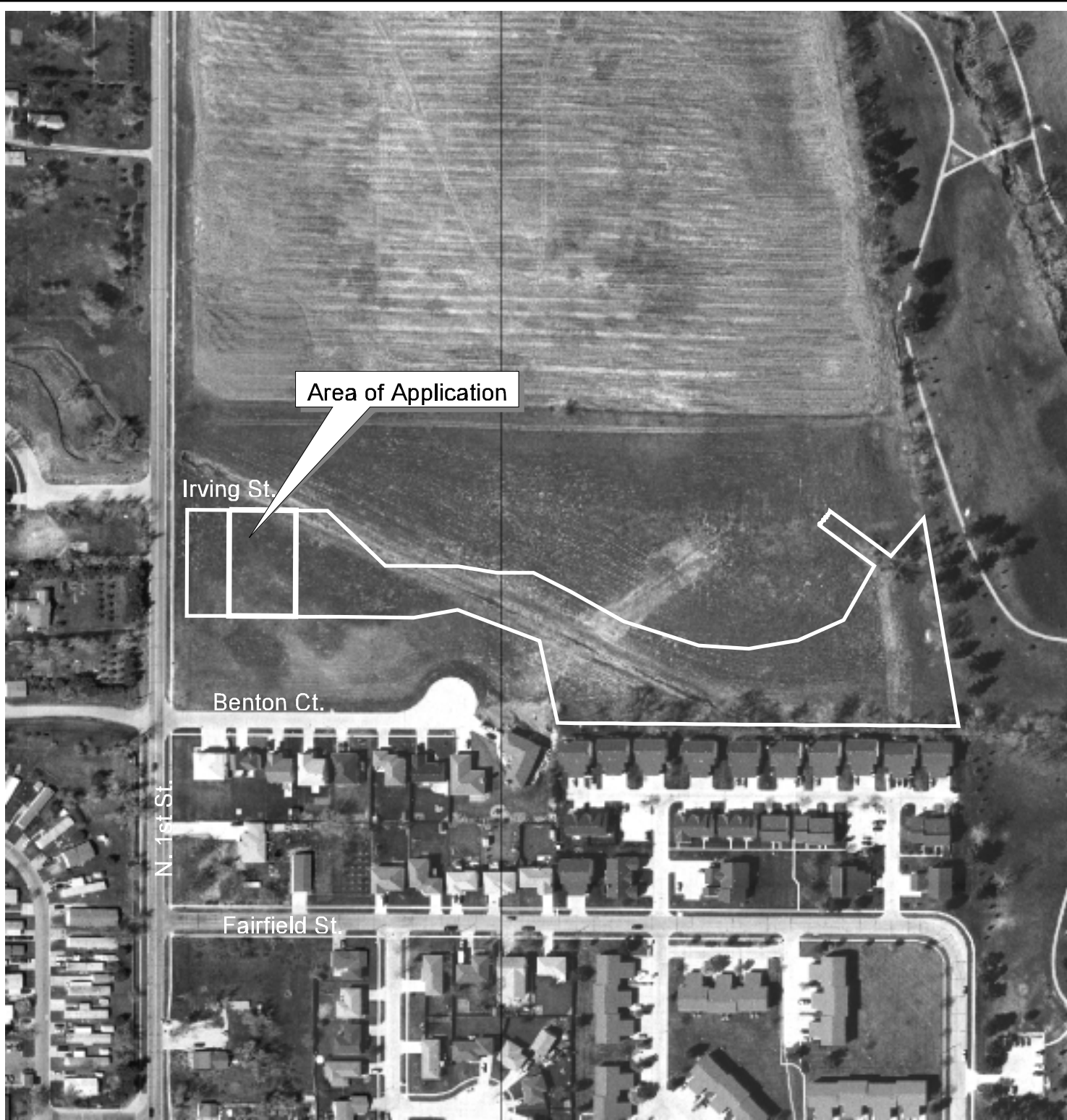
ASSOCIATED APPLICATION: Administrative Final Plat #01085, Cyrilla Court 3rd Addition.

ANALYSIS:

1. This is an application for a waiver of design standards to allow two lots that do not meet the lot depth to width ratio as required by the Land Subdivision Ordinance Section 26.21.140(a).
2. Cyrilla Court 3rd Addition is an administrative plat for three lots. It is difficult for two of the lots to meet the requirement due to adjacent drainage channel and the distance between Irving Street and the south limits of the subdivision. Action on the administrative plat must wait until action has been taken on this waiver of design standards.
3. The Public Works & Utilities Department does not object to the waiver.
4. The lot depth is ten feet too deep to meet the 3:1 lot depth to width requirement.

Prepared by:

Becky Horner
Planner



Area of Application

Irving St.

Benton Ct.

N. 1st St.

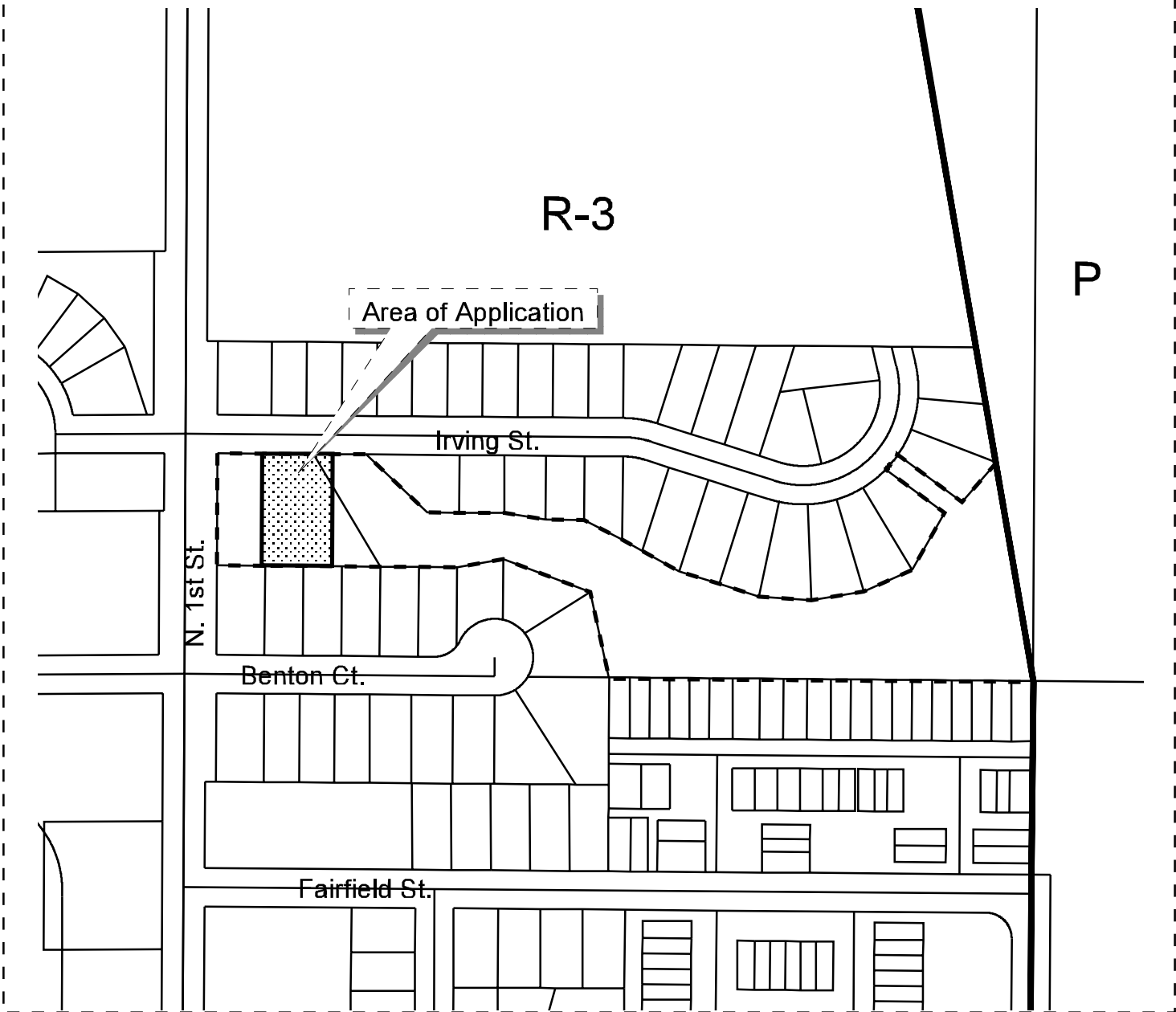
Fairfield St.

Waiver of Design Standards #01020 N. 1st & Irving



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

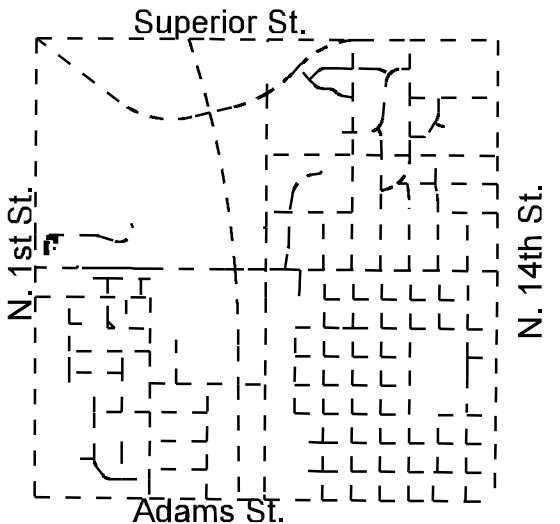
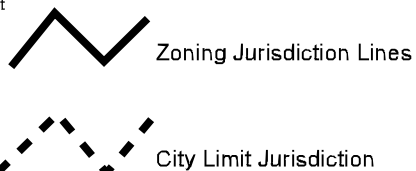


Waiver of Design Standards #01020 **N. 1st & Irving**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 11 T10N R6E



ACKNOWLEDGMENT

STATE OF NEBRASKA

SS

LANCASTER COUNTY

The foregoing instrument has acknowledged before me this ____ day of

20__

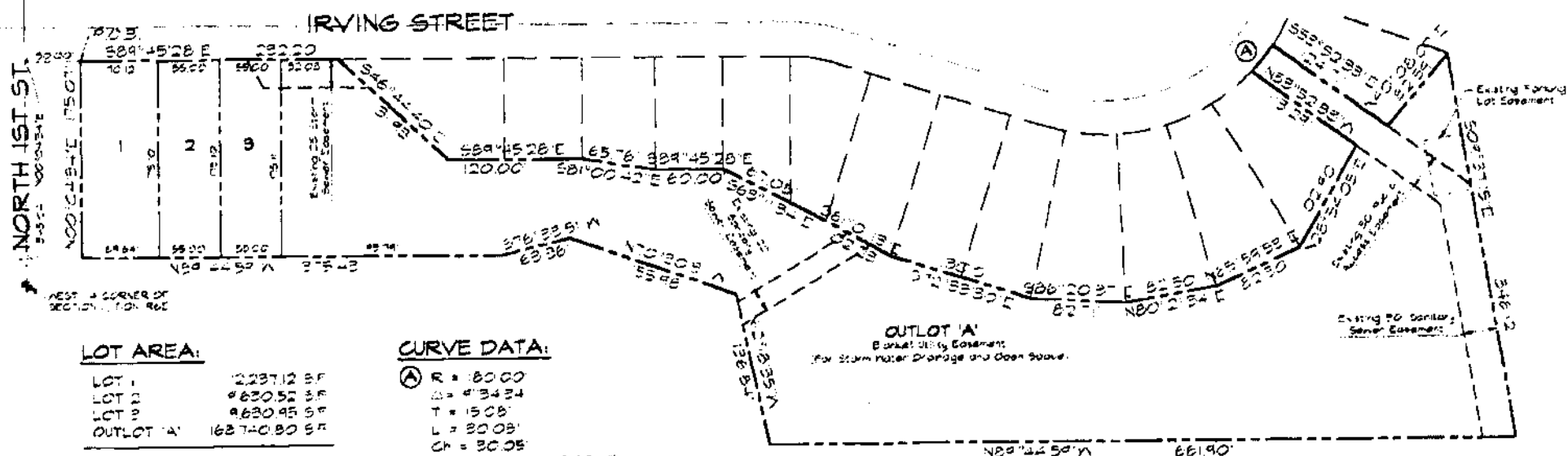
by name

or const of said CITY OF LINCOLN

NOTARY PUBLIC

My commission expires the ____ day of _____ 20__

SCALE: 1" = 100'



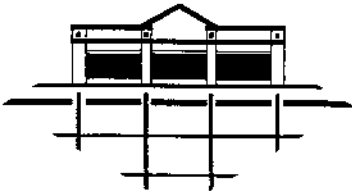
LOT AREA:

LOT 1	1237.12 SF
LOT 2	8620.52 SF
LOT 9	8620.45 SF
OUTLOT 'A'	162740.80 SF
TOTAL	200228.90 SF OR 4.60 ACRES

CURVE DATA:

Ⓐ R = 80.00
 Δ = 93.434
 T = 15.08'
 L = 80.08'
 Ch = 30.05'
 ChBrg = N 39° 23' 39\"/>

1 of 1



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

November 14, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: CYRILLA COURT THIRD ADDITION - ADMINISTRATIVE FINAL PLAT
WAVIER OF DESIGN STANDARDS - LOT DEPTH TO WIDTH RATIO

Dear Ms. Sellman,

On behalf of Nebraska Housing Authority, we are submitting the Administrative Final Plat for Cyrilla Court Third Addition. The intent of the Administrative Final Plat is to create three lots and one outlot from one existing outlot. The proposed outlot is where the drainage and box culvert exist.

We are requesting a wavier of design standards for the lot width to depth ratio. We are only requesting the wavier on Lots 2 and 3. Lot 1 does not require the wavier because it meets the width to depth ratio.

Please contact me if you have any further questions or comments.

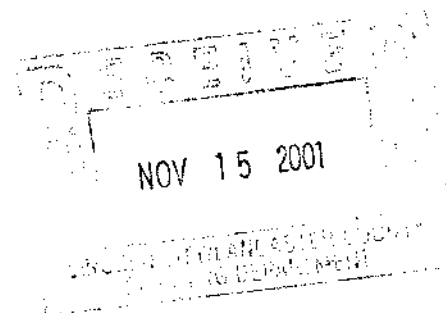
Sincerely,

Brian D. Carstens

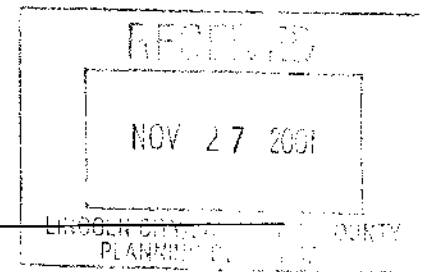
cc: Bob Peterson
Robert Hampton
Marty Fortney

ENCLOSURES:

16 copies of Sheets 1 of 1
Application for a Administrative Final Plat
Application Fee of \$160.00 for Administrative Final Plat
Application Fee of \$100.00 for Wavier of Design Standards
Certificate of Ownership



Memorandum



To: Becky Horner, Planning Department

From: Gary Lacy, Public Works and Utilities *GLL*

Subject: Administrative Final Plat #01085 & Waiver of Design Standards-Lot Depth to Width Ratio

Date: November 26, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Administrative Final Plat #01085 and the waiver of design standards of lot depth and width. Public Works has the following comments:

- Public Works has no objections to the waiver of design standards of the lot depth- width ratio.
- Paving and storm sewer are adequate to serve this addition.
- Water is adequate to serve this addition.
- Sanitary Sewer - A \$4,600 bond should be required to construct a sanitary sewer to serve this addition.
- Sidewalk - A \$1,900 bond should be required to construct a sidewalk adjacent to this addition.